HOUSING MARKET INFORMATION

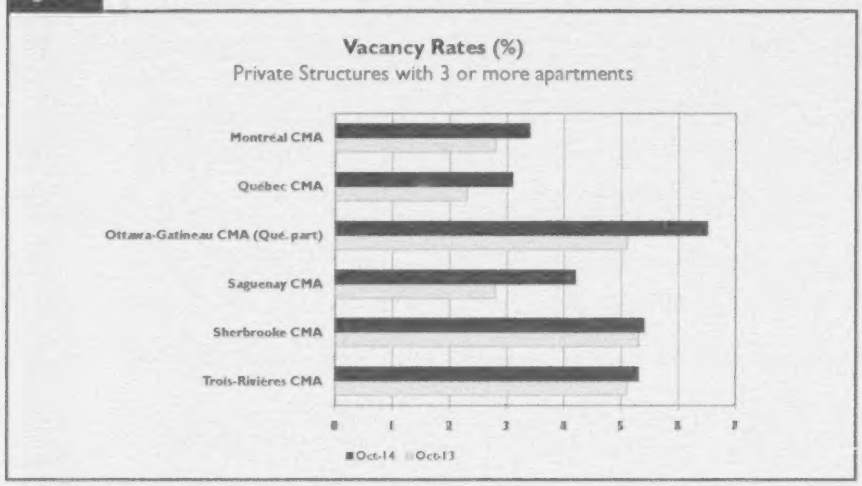
RENTAL MARKET REPORT

Québec Highlights*

CANADA MORTGAGE AND HOUSING CORPORATION

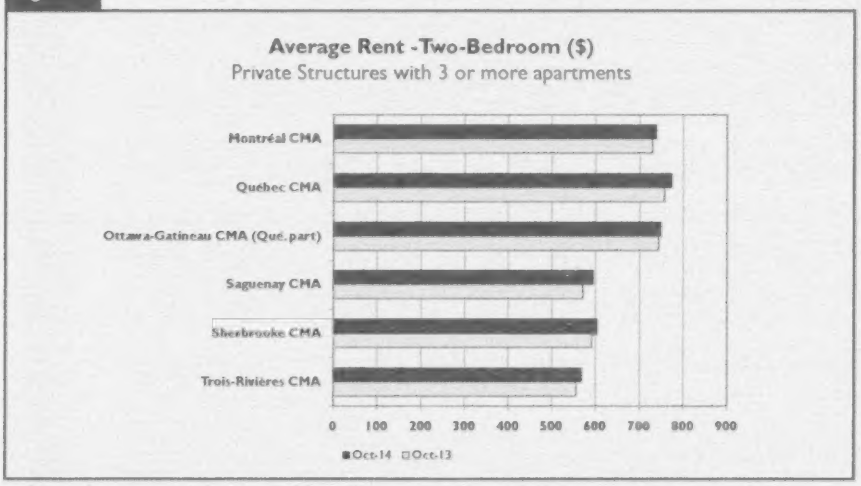
Date Released: Fall 2014

Figure 1



Source: CMHC Rental Market Survey

Figure 2



Source: CMHC Rental Market Survey

*Urban centres with a population of 10,000 + are included in the survey. Detailed reports are available for CMAs.

Vacancy rate rises in Quebec

- The average vacancy rate in privately initiated structures with three or more housing units in Quebec's urban centres (with 10,000 or more inhabitants) reached 3.7 per cent in October.
- Between October 2013 and October 2014, the vacancy rate in Quebec rose by 0.6 of a percentage point, which was a statistically significant increase.
- Among the Quebec's six census metropolitan areas (CMAs), only Sherbrooke and Trois-Rivières did not post significant changes in their vacancy rates.
- Once again this year, market conditions tended to be tighter in the case of larger apartments.
- The average rent for two-bedroom apartments reached $711, with the CMA averages varying between $568 and $775.

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Vacancy rate increases for Quebec overall

According to the results of the Rental Market Survey conducted in October by Canada Mortgage and Housing Corporation (CMHC), the average vacancy rate in privately initiated structures with three or more housing units in Quebec's urban centres (with 10,000 or more inhabitants) rose by 0.6 of a percentage point between October 2013 and October 2014, reaching 3.7 per cent.

Among the province's 44 urban centres, 45 per cent posted increases in their vacancy rates between the last two fall surveys. The vacancy rates did not show any significant changes in a third of the urban centres, while, in 20 per cent of them, the rates registered decreases.

Most of Quebec's CMAs posted significant changes in their vacancy rates between the last two October surveys. Only the Sherbrooke and Trois-Rivières CMAs showed stable results from a statistical standpoint. For the other urban agglomerations, the October survey results revealed a higher vacancy rate for all centres with 10,000 to 49,999 inhabitants and a stable overall rate for agglomerations with 50,000 to 99,999 inhabitants.

New rental housing construction and falling demand cause market conditions to ease

As usual, the changes and conditions on rental market reflect the interaction between supply and demand on that market. Factors that are favourable to demand, such as increases in migration and employment, put downward pressure on the vacancy rate, while the addition of new rental housing units pushes this rate upward.

In all of Quebec's urban centres, demand for rental housing showed signs of slowing down. The movement to homeownership likely remained stable, and net migration decreased over the 12 months preceding the survey (period from October 2013 to September 2014). In addition, employment among young people aged from 15 to 24 was on a slight downward course over the same period, which contributed to limiting demand for rental housing. The decline in employment among young people was due in part to the fact that many of them occupy entry-level positions, which are more sensitive to general trends in the job market.

Rental housing starts, however, registered a hike of 35 per cent from October 2013 to September 2014 over the corresponding period a year earlier (from October 2012 to September 2013). After having been concentrated in condominium segment in recent years, construction picked up the pace in the rental housing segment over the course of the year.

It was therefore a less significant demand, combined with a greater supply of dwellings offered for rent, that led to the increase in the vacancy rate observed in the province of Quebec.

The changes in supply and demand varied depending on the areas, as population movements, economic conditions and rental housing construction affected the results for each centre.

Market segments

In Quebec, the survey results revealed that the vacancy rates were lower for larger apartments. In fact, for all urban centres (with 10,000 or more inhabitants), the vacancy rates went from 4.6 per cent in the case of bachelor units and decreased progressively as the number of bedrooms increased, reaching 3.1 per cent for apartments with three or more bedrooms. Given the level of statistical reliability of the data, we cannot confirm or refute this result at the regional level.

In general, apartments with more bedrooms are appealing thanks to their size (as an extra bedroom can be used to set up a home office or house a roommate), which also makes them substitutes for other types of dwellings particularly intended for first-time homebuyers (semi-detached homes, row houses and condominiums).

It is interesting to note that, even though the rent differences between two-bedroom apartments and smaller units are similar across all urban centres, smaller units enjoy greater popularity in larger centres than in smaller ones. For the CMAs, the vacancy rate for bachelor apartments was 4.3 per cent in October 2014, compared to 8.2 per cent in the case of centres with 10,000 to 99,999 inhabitants. Given that CMAs are employment hubs for young people, in addition to offering many educational institutions and an urban lifestyle, demand for bachelor units is greater there than in smaller urban centres.

Rents

For all urban centres in the province, the average rent for two-bedroom apartments stood at $711 this past October. Overall, the size of agglomerations has a direct impact on rents. More specifically, the size of an urban centre influences the economic base, which, in turn, affects jobs and incomes and, consequently, the financial capacity of households and their housing choices. As a result, the average rents for two-bedroom apartments reached $569 for census agglomerations (CAs) with 10,000 to 49,999 inhabitants, $597 in the case of CAs with 50,000 to 99,999 inhabitants and $729 for the CMAs. Among the CMAs, the lowest average rent was recorded in Trois-Rivières ($568), while the highest was registered in the Québec area ($775).

Between October 2013 and October 2014, the estimated change in the average rent for the province was 2.0 per cent. For the corresponding period a year earlier, the increase had reached 1.6 per cent. Given their relative weight in the universe of rental housing units in Quebec overall, the CMAs showed a similar increase in rents this year (+2.1 per cent). However, Gatineau, Sherbrooke and Trois-Rivières, which had the highest vacancy rates among the CMAs, posted smaller increases in their average rents, with rises varying between 1.3 per cent and 1.5 per cent.

In analyzing the rents, especially by urban centre or by unit type, it is important not to interpret changes in rents too directly in relation to vacancy rates. In some cases, the results may seem counterintuitive, as the composition of the universe, which may be affected by such factors as renovated units, is not directly measured as part of CMHC's Rental Market Survey.

At the time of the last survey, the estimated increases in the average rents by apartment type were comparable to the total increase for all units.

Rental condominiums

Over the years, the rental condominium phenomenon has been growing across Canada's major metropolitan areas, and Quebec's large centres were no exception.

In the Montréal CMA, the proportion of condominiums offered for rent has progressively increased since 2011, rising from 9.3 per cent in 2011 to 13.3 per cent in 2014. Over the past year, many condominium projects were completed in Montréal, increasing the supply of units that could potentially be rented on the market. Once again, the vacancy rate for rental condominiums (3.4 per cent) was close to the rate for the conventional rental market.[1] Since 2011, the vacancy rate difference between conventional rental apartments and rental condominiums has not exceeded 0.3 of a percentage point.

In the Québec CMA, the proportion of condominiums offered for rent also rose, reaching 10.2 per cent in October 2014, compared to 6.3 per cent in 2011. After having recorded a jump to 5.9 per cent in 2013, the rental condominium vacancy rate fell to 3.2 per cent and has now moved closer to the conventional rental housing vacancy rate (3.1 per cent). Even though supply increased in the Québec CMA, demand was significant, which caused the rental condominium vacancy rate to decrease. Rental condominiums often come with particular amenities (swimming pools, common areas, etc.) that seem to appeal to the tastes of some renters.

As for the average rents, the gaps between the secondary and conventional rental markets are significant. In the Montréal CMA, the average rent for two-bedroom rental condominiums was $1,144, or 54.8 per cent more than the average for purpose-built rental units of the same type. In the Québec CMA, the gap was 38.1 per cent, and the average rent for rental condominiums reached $1,070. When considering only the 20 per cent of conventional rental housing units with the highest rents, the gaps are then 34.6 per cent in Montréal and 22.3 per cent in Québec.

The rent difference between the rental condominium and conventional rental markets is partly due to the fact that the condominium stock is generally newer and higher end and offers a more complete range of specific amenities than conventional rental housing.

Around the province

The vacancy rate on the rental market in the Montréal CMA rose over the past year, reaching

[1] The conventional rental market excludes the seniors' housing segment.

3.4 per cent in October 2014, compared to 2.8 per cent in October 2013. The increase in the vacancy rate was essentially due to a lower rental housing demand combined with a relatively stable supply. It should be noted that competition from rental condominiums, the decrease in net international migration and the continued large interprovincial and interregional migration deficits contributed to the easing of the conventional rental market. The average rent for two-bedroom apartments reached $739, and the estimated change in the average rent for apartments of this type between October 2013 and October 2014 was 2.2 per cent.

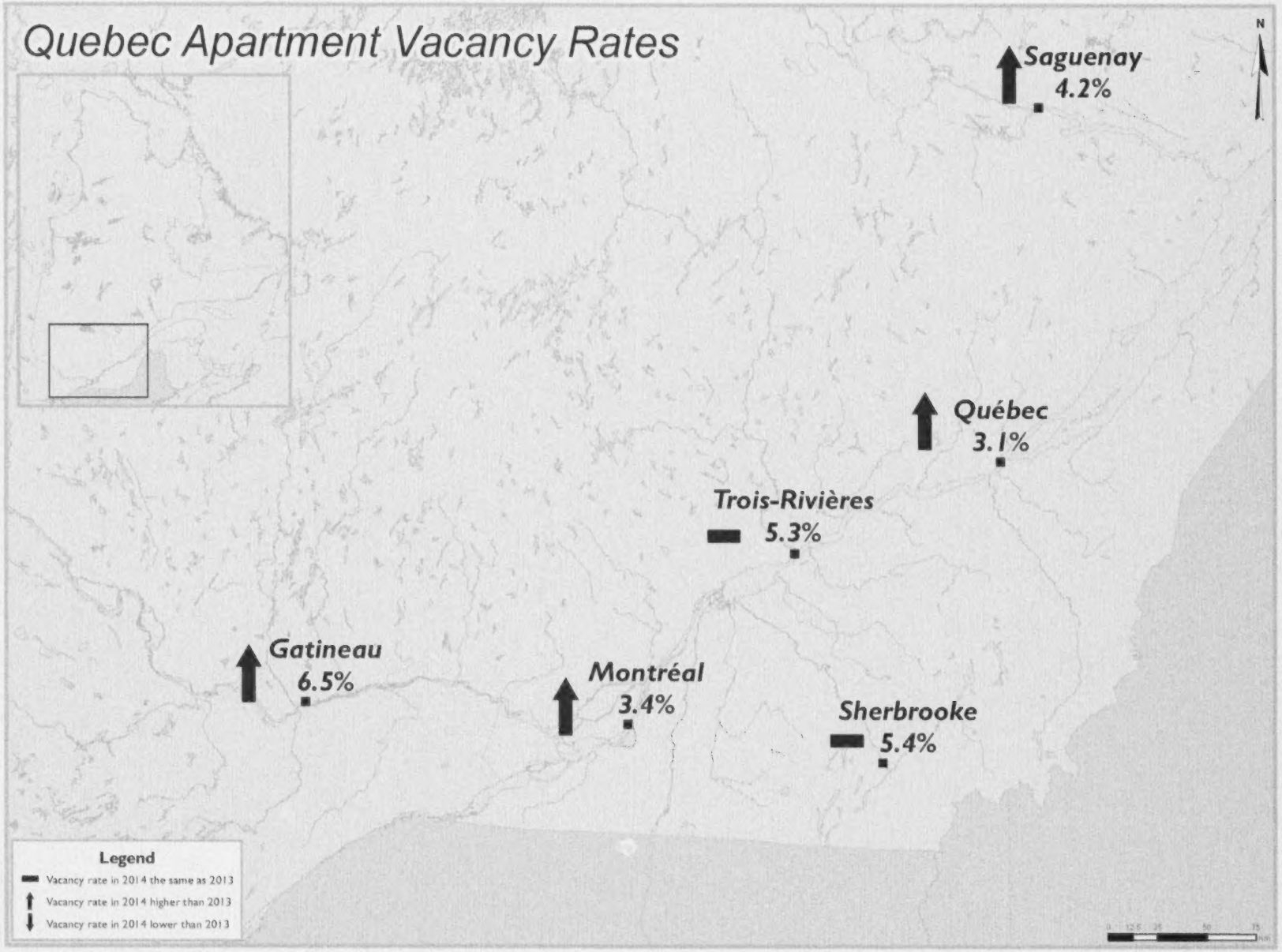
The rental housing vacancy rate increased in the Québec CMA, reaching 3.1 per cent in October 2014, compared to 2.3 per cent a year earlier. The easing of the market was due to an increase in supply that outpaced the rise in demand. On the supply side, more rental housing units were completed in 2014 than in 2013. As well, the probable impact of the increase in rental condominiums—substitutes for high-end conventional rental apartments—should also be considered. On the demand side, it is estimated that the growth slowed down. One of the reasons for this slowdown was the decline in employment among young people aged from 15 to 24. Between October 2013 and October 2014, the estimated change in the average rent for two-bedroom apartments was 2.0 per cent. The average rent for such units reached $775 this past October.

In the Quebec part of the Ottawa-Gatineau CMA, rental market conditions eased for a third straight year. The vacancy rate climbed to 6.5 per cent in October of this year, compared to 5.1 per cent in October 2013. As a result, the Gatineau rental market had one of the highest vacancy rates among all the CMAs in the province. The increase in the proportion of vacant rental units between the last two fall surveys was attributable to a weaker demand and a relatively stable supply over the same period. The average rent for two-bedroom apartments in the Gatineau area was $750 this past October. Given the higher vacancy rate this year, the estimated change in the average rent for all apartment types combined between October 2013 and October 2014 was only 1.3 per cent in the Gatineau area.

The rental apartment vacancy rate in the Sherbrooke CMA remained stable for the second straight year, reaching 5.4 per cent in October 2014. The easing trend that had characterized the market for several years gave way to stable conditions. Since 2012, the slower movement to homeownership and positive net migration, which stimulated the growth in households, have particularly contributed to supporting rental housing demand. In 2014, these factors led the vacancy rate to stabilize at the level mentioned above, while the supply of new apartments increased at a steady pace. As a result of the relatively high vacancy rate observed since 2012, the average rents did not post any significant increases. The estimated change in the average rent between October 2013 and October 2014 was limited (+1.3 per cent), and the average rent for two-bedroom apartments reached $604 this past October.

For the second time in as many years, market conditions remained stable in the Trois-Rivières CMA (as the proportion of unoccupied units reached 5.3 per cent this past October). Market conditions remained unchanged this year, as a result of the fact that demand and supply followed similar trends. With the job market picking up somewhat, demand rose moderately. The increase in demand was, however, offset by the additional supply of rental housing units. As a result, the change in rents held relatively steady. For the period from October 2013 to October 2014, the growth in rents was 1.8 per cent (for two-bedroom units). The average rent for two-bedroom apartments, which reached $568, was the lowest among the CMAs across the country.

In the Saguenay CMA, the vacancy rate reached 4.2 per cent this past October, compared to 2.8 per cent a year earlier. This easing of the market resulted from a moderate increase in supply combined with a less significant demand in the area. In fact, employment decreased among young people aged from 15 to 24, which contributed to limiting the growth in demand. However, the decrease in rental housing demand was lessened by the slower movement to homeownership. Between 2013 and 2014, the estimated increase in the average rent for two-bedroom apartments was 2.1 per cent, and the average rent for such units has now reached $595.


Quebec Apartment Vacancy Rates
N
Saguenay
4.2%
Québec
3.1%
Trois-Rivières
5.3%
Gatineau
6.5%
Montréal
3.4%
Sherbrooke
5.4%
Legend
Vacancy rate in 2014 the same as 2013
Vacancy rate in 2014 higher than 2013
Vacancy rate in 2014 lower than 2013

TABLES INCLUDED IN THE QUEBEC PROVINCIAL HIGHLIGHT REPORT

Quebec CMAs	Page
Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	8
Average Rents ($)	8
Number of Units - Vacant and Universe	9
Availability Rates (%)	9
Estimate of Percentage Change (%) of Average Rent	10
Quebec - Abitibi-Témiscaming	
Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	11
Average Rents ($)	11
Number of Units - Vacant and Universe	12
Availability Rates (%)	12
Estimate of Percentage Change (%) of Average Rent	13
Quebec - Centre du Québec et Estrie	
Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	14
Average Rents ($)	14
Number of Units - Vacant and Universe	15
Availability Rates (%)	15
Estimate of Percentage Change (%) of Average Rent	16
Quebec - Chaudières-Appalaches	
Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	17
Average Rents ($)	17
Number of Units - Vacant and Universe	18
Availability Rates (%)	18
Estimate of Percentage Change (%) of Average Rent	19
Quebec - Côte-Nord	
Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	20
Average Rents ($)	20
Number of Units - Vacant and Universe	21
Availability Rates (%)	21
Estimate of Percentage Change (%) of Average Rent	22
Quebec - Gaspésie-Bas-St-Laurent	
Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	23
Average Rents ($)	23
Number of Units - Vacant and Universe	24
Availability Rates (%)	24
Estimate of Percentage Change (%) of Average Rent	25
Quebec - Lac-St-Jean	
Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	26
Average Rents ($)	26
Number of Units - Vacant and Universe	27
Availability Rates (%)	27
Estimate of Percentage Change (%) of Average Rent	28

TABLES INCLUDED IN THE QUEBEC PROVINCIAL HIGHLIGHT REPORT (CONT'D)

Quebec - Lanaudière et Laurentides

Apartment Data by Centre and Bedroom Type

Vacancy Rates (%) 29
Average Rents ($) 29
Number of Units - Vacant and Universe 30
Availability Rates (%) 30
Estimate of Percentage Change (%) of Average Rent 31

Quebec – Montérégie

Apartment Data by Centre and Bedroom Type

Vacancy Rates (%) 32
Average Rents ($) 32
Number of Units - Vacant and Universe 33
Availability Rates (%) 33
Estimate of Percentage Change (%) of Average Rent 34

Quebec - Mauricie

Apartment Data by Centre and Bedroom Type

Vacancy Rates (%) 35
Average Rents ($) 35
Number of Units - Vacant and Universe 36
Availability Rates (%) 36
Estimate of Percentage Change (%) of Average Rent 37

Rental Condominium Data 38
Secondary Rented Unit Data 40

1.1.1_1 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Ottawa-Gatineau CMA (Qué. part)	**	4.9	5.8	6.4	4.9	6.6	4.0	6.9	5.1	6.5
Montréal CMA	3.8	4.0	3.1	4.1	2.5	3.0	2.3	2.6	2.8	3.4
Québec CMA	2.6	4.6	2.4	2.9	2.5	3.1	1.3	2.7	2.3	3.1
Saguenay CMA	4.4	**	3.7	4.8	2.9	3.7	1.5	3.8	2.8	4.2
Sherbrooke CMA	6.1	6.0	5.0	4.2	5.5	5.9	5.0	5.1	5.3	5.4
Trois-Rivières CMA	9.4	**	5.6	5.2	4.4	4.1	5.3	7.5	5.1	5.3
Québec CMAs	**3.9**	**4.3**	**3.3**	**4.1**	**2.8**	**3.3**	**2.5**	**3.2**	**3.0**	**3.6**
Québec CA 50,000-99,999	**9.1**	**8.2**	**5.7**	**4.9**	**3.7**	**3.6**	**3.5**	**3.2**	**4.4**	**4.1**
Québec CA 10,000-49,999	**6.5**	**8.2**	**5.2**	**5.9**	**3.4**	**3.9**	**3.3**	**2.9**	**4.0**	**4.5**
Québec 10,000+	**4.2**	**4.6**	**3.5**	**4.2**	**2.9**	**3.4**	**2.6**	**3.1**	**3.1**	**3.7**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_1 Private Apartment Average Rents ($) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Ottawa-Gatineau CMA (Qué. part)	550	554	617	630	744	750	831	836	717	726
Montréal CMA	555	569	651	655	730	739	878	898	708	719
Québec CMA	513	534	634	648	757	775	886	898	726	745
Saguenay CMA	389	375	455	468	571	595	623	624	548	561
Sherbrooke CMA	391	404	471	485	591	604	713	727	574	590
Trois-Rivières CMA	367	373	439	444	555	568	607	606	529	537
Québec CMAs	**541**	**555**	**633**	**639**	**718**	**729**	**846**	**865**	**695**	**708**
Québec CA 50,000-99,999	**434**	**419**	**501**	**497**	**584**	**597**	**642**	**651**	**571**	**577**
Québec CA 10,000-49,999	**387**	**399**	**448**	**458**	**554**	**569**	**609**	**625**	**530**	**544**
Québec 10,000+	**531**	**544**	**618**	**625**	**699**	**711**	**812**	**831**	**678**	**691**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_1 Number of Private Apartment Units in the Universe by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Ottawa-Gatineau CMA (Qué. part)	871	851	5,132	5,035	11,546	11,409	2,861	2,836	20,410	20,131
Montréal CMA	45,281	45,547	133,472	140,383	265,689	284,212	57,966	63,863	502,408	534,005
Québec CMA	4,486	4,596	20,746	21,280	43,572	44,157	10,401	10,802	79,205	80,835
Saguenay CMA	305	338	2,568	2,651	10,243	9,996	1,751	1,844	14,867	14,829
Sherbrooke CMA	2,231	2,260	7,415	7,507	17,589	17,510	6,074	6,208	33,309	33,485
Trois-Rivières CMA	643	656	4,464	4,526	8,344	8,478	3,861	3,955	17,312	17,615
Québec CMAs	**53,817**	**54,248**	**173,797**	**181,382**	**356,983**	**375,762**	**82,914**	**89,508**	**667,511**	**700,900**
Québec CA 50,000-99,999	**2,326**	**2,312**	**9,428**	**9,311**	**21,006**	**21,209**	**8,473**	**8,579**	**41,233**	**41,411**
Québec CA 10,000-49,999	**2,581**	**2,514**	**10,676**	**10,782**	**24,824**	**25,642**	**7,710**	**7,894**	**45,791**	**46,832**
Québec 10,000+	**58,724**	**59,074**	**193,901**	**201,475**	**402,813**	**422,613**	**99,097**	**105,981**	**754,535**	**789,143**

** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_1 Private Apartment Availability Rates (%) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Ottawa-Gatineau CMA (Qué. part)	**	5.9 b	7.0 b	6.9 b	5.9 b	7.0 b	4.5 b	7.3 b	6.0 b	7.0 b
Montréal CMA	4.2 b	4.8 b	3.6 b	4.8 b	2.9 b	3.5 b	2.6 b	2.8 b	3.2 b	3.9 b
Québec CMA	3.8 b	5.3 b	2.9 b	3.5 b	3.1 b	3.7 b	1.7 b	3.3 b	2.9 b	3.7 b
Saguenay CMA	**	**	3.9 b	4.8 b	3.4 b	3.9 b	2.3 b	4.1 d	3.4 b	4.3 b
Sherbrooke CMA	6.4 b	6.3 b	5.2 b	4.4 b	5.6 b	6.0 b	5.3 b	5.1 b	5.5 b	5.5 b
Trois-Rivières CMA	9.6 b	**	6.1 b	5.4 b	4.7 b	4.7 b	5.3 b	8.0 b	5.4 b	5.7 b
Québec CMAs	**4.4 b**	**5.0 b**	**3.7 b**	**4.7 b**	**3.3 b**	**3.8 b**	**2.8 b**	**3.4 b**	**3.4 b**	**4.1 b**
Québec CA 50,000-99,999	**9.2 b**	**8.5 b**	**6.2 b**	**5.2 b**	**4.1 b**	**3.8 b**	**4.4 b**	**3.3 b**	**4.9 b**	**4.2 b**
Québec CA 10,000-49,999	**6.7 b**	**8.4 b**	**5.5 b**	**6.3 b**	**3.7 b**	**4.2 b**	**3.6 b**	**3.3 b**	**4.2 b**	**4.7 b**
Québec 10,000+	**4.6 b**	**5.2 b**	**3.9 b**	**4.8 b**	**3.3 b**	**3.8 b**	**3.0 b**	**3.4 b**	**3.6 b**	**4.1 b**

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_1 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Ottawa-Gatineau CMA (Qué. part)	++	1.5	++	0.7	-1.6	2.1	++	++	-0.9	1.3
Montréal CMA	1.8	2.1	1.9	2.3	2.0	2.2	1.4	2.8	1.7	2.2
Québec CMA	1.8	2.7	1.8	2.5	1.0	2.0	1.5	1.2	1.6	1.9
Saguenay CMA	++	**	1.8	3.2	1.9	2.1	1.3	3.3	2.2	2.1
Sherbrooke CMA	2.0	1.9	1.7	1.4	1.1	1.7	1.7	++	1.4	1.3
Trois-Rivières CMA	++	6.6	1.7	1.2	1.1	1.8	++	1.3	0.8	1.5
Québec CMAs	**1.8**	**2.1**	**1.8**	**2.2**	**1.6**	**2.1**	**1.4**	**2.2**	**1.6**	**2.1**
Québec CA 50,000-99,999	**2.4**	**1.2**	**2.2**	**1.1**	**2.0**	**0.8**	**1.2**	**1.7**	**2.0**	**1.1**
Québec CA 10,000-49,999	**3.0**	**3.2**	**2.7**	**1.7**	**2.0**	**1.7**	**2.2**	**1.9**	**2.0**	**1.7**
Québec 10,000+	**1.8**	**2.1**	**1.9**	**2.1**	**1.7**	**2.0**	**1.4**	**2.1**	**1.6**	**2.0**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_2 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Amos CA	0.0 c	2.9 c	1.4 a	3.0 a	0.4 a	1.3 a	1.0 a	1.8 c	0.8 a	1.8 a
Rouyn-Noranda CA	1.8 c	3.2 c	0.2 a	1.8 a	0.5 a	2.1 a	0.6 a	0.2 a	0.6 a	1.8 a
Val D'Or CA	0.4 a	3.1 c	0.0 b	2.3 b	0.1 a	0.9 a	0.2 a	0.3 a	0.1 a	1.2 a

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_2 Private Apartment Average Rents ($) by Bedroom Type Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Amos CA	382 a	400 a	417 a	434 a	539 a	563 a	575 a	637 a	515 a	546 a
Rouyn-Noranda CA	385 a	408 a	447 a	462 a	558 a	578 a	647 a	664 a	522 a	541 a
Val D'Or CA	394 a	408 a	452 a	478 a	540 a	574 a	603 a	637 a	522 a	554 a

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a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_2 Number of Private Apartment Units in the Universe by Bedroom Type
Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Amos CA	28	34	233	231	484	498	220	238	965	1,001
Rouyn-Noranda CA	306	300	746	723	1,417	1,390	414	413	2,883	2,826
Val D'Or CA	246	247	527	528	987	980	607	618	2,367	2,373

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1.1.4_2 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Amos CA	0.0	2.9	1.8	3.0	0.4	1.3	1.0	1.8	0.9	1.8
Rouyn-Noranda CA	1.8	3.6	0.3	1.8	0.6	2.2	0.9	0.2	0.7	2.0
Val D'Or CA	1.3	3.1	1.2	2.3	0.2	0.9	0.3	0.3	0.6	1.2

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1.1.5_2 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Amos CA	++	**	3.9 b	3.0 b	4.0 b	3.6 b	++	6.8 d	2.7 a	4.6 b
Rouyn-Noranda CA	3.6 c	3.2 d	2.9 b	2.5 b	3.4 b	2.5 b	2.8 b	1.8 c	3.5 b	2.3 a
Val D'Or CA	7.3 b	3.7 d	6.0 a	3.2 c	2.9 a	5.0 b	3.0 a	5.6 c	3.0 a	5.0 b

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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1.1.1_3 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Drummondville CA	8.3 c	6.2 c	9.9 b	5.7 c	2.9 b	2.6 b	3.4 d	2.3 c	5.0 b	3.5 b ↓
Zone 1-Drummondville	8.2 c	6.3 c	9.9 b	5.7 c	2.9 b	2.6 b	3.5 d	2.5 c	5.1 b	3.6 b ↓
Zone 2-Peripheral Sectors	**	**	13.3 d	**	**	**	**	0.0 a	3.6 d	1.4 d
Victoriaville CA	9.7 c	8.2 c	6.6 b	6.8 b	3.7 b	3.7 c	5.3 c	5.4 c	5.1 b	5.1 b

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1.1.2_3 Private Apartment Average Rents ($) by Bedroom Type Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Drummondville CA	374 a	374 a	478 a	477 a	553 a	558 a	631 a	647 a	546 a	555 a
Zone 1-Drummondville	374 a	374 a	479 a	478 a	554 a	560 a	626 a	639 a	545 a	552 a
Zone 2-Peripheral Sectors	**	**	**	**	518 a	427 a	786 a	742 a	579 a	643 b
Victoriaville CA	333 a	338 a	418 a	415 a	518 a	509 a	588 a	599 a	500 a	497 a

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1.1.3_3 Number of Private Apartment Units in the Universe by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Drummondville CA	607	606	1,979	1,983	3,638	3,729	2,198	2,235	8,422	8,553
Zone 1-Drummondville	603	602	1,946	1,952	3,453	3,522	2,143	2,171	8,145	8,247
Zone 2-Peripheral Sectors	4	4	33	31	185	207	55	64	277	306
Victoriaville CA	282	291	797	805	1,979	2,023	1,029	1,067	4,087	4,186

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1.1.4_3 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Drummondville CA	8.6 c	6.2 c	9.9 b	6.5 c	3.4 c	2.7 b	6.0 c	2.4 c	6.0 b	3.8 b
Zone 1-Drummondville	8.5 c	6.3 c	9.9 b	6.6 c	3.4 c	2.7 b	5.4 d	2.6 c	5.8 b	3.9 b
Zone 2-Peripheral Sectors	**	**	13.3 d	**	**	**	**	0.0 d	**	1.4 d
Victoriaville CA	9.7 c	8.8 c	6.6 b	6.8 b	4.0 b	4.6 b	5.5 d	5.5 c	5.3 b	5.6 b

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1.1.5_3 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Drummondville CA	++	++	4.3 c	++	1.5 a	1.6 c	++	1.7 c	2.0 c	0.8 c
Zone 1-Drummondville	++	++	4.2 c	++	1.6 a	1.6 c	++	1.7 c	2.0 c	0.8 c
Zone 2-Peripheral Sectors	**	**	**	**	++	**	**	**	4.3 c	++
Victoriaville CA	3.4 c	1.5	1.9 c	1.0	1.3 c	++	++	1.2 c	1.5 c	0.8 c

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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1.1.1_4 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Montmagny V	6.7 c	5.7 c	0.8 c	2.2 c	1.0 c	2.2 c	0.0 c	1.8 c	1.1 c	2.3 c
St. Georges CA	**	5.5 c	6.2 c	3.9 c	3.0 c	3.2 c	3.5 c	3.6 c	4.4 c	3.4 c
Sainte-Marie V	15.4 c	**	4.6 c	4.9 c	3.5 c	3.6 c	1.5 c	4.2 c	4.0 c	4.7 c
Thetford Mines CA	15.9 c	21.2 c	10.5 c	8.6 c	3.7 c	6.8 c	4.1 c	3.5 c	6.5 c	7.5 c

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1.1.2_4 Private Apartment Average Rents ($) by Bedroom Type Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Montmagny V	371 c	372 c	436 c	442 c	527 c	529 c	538 c	558 c	501 c	502 c
St. Georges CA	308 c	310 c	390 c	399 c	490 c	500 c	483 c	496 c	463 c	474 c
Sainte-Marie V	332 c	340 c	407 c	429 c	550 c	559 c	584 c	606 c	521 c	538 c
Thetford Mines CA	379 c	398 c	378 c	388 c	439 c	459 c	462 c	494 c	421 c	441 c

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1.1.3_4 Number of Private Apartment Units in the Universe by Bedroom Type
Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Montmagny V	31	31	132	132	409	411	63	59	635	633
St. Georges CA	60	59	478	481	1,374	1,392	207	207	2,119	2,139
Sainte-Marie V	48	49	194	181	645	651	135	145	1,022	1,026
Thetford Mines CA	69	67	338	355	571	588	198	208	1,176	1,218

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1.1.4_4 Private Apartment Avaliability Rates (%) by Bedroom Type
Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Montmagny V	6.7 a	5.7 a	0.8 a	2.9 a	1.0 a	2.2 b	0.0 b	1.8 c	1.1 a	2.5 b
St. Georges CA	**	5.5 d	6.7 a	3.9 a	3.2 a	3.2 b	5.2 c	3.6 b	4.8 b	3.4 b
Sainte-Marie V	15.4 d	21.9 d	4.6 c	4.9 c	3.5 a	3.8 a	1.5 a	4.2 a	4.0 a	4.9 a
Thetford Mines CA	15.9 d	21.2 d	11.1 a	8.6 a	3.9 a	6.8 a	4.7 b	3.5 b	6.8 a	7.5 a

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1.1.5_4 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Montmagny V	3.1 b	0.9 b	2.0 b	1.6 b	1.0 a	1.8 a	1.5 a	**	1.3 a	1.9 a
St. Georges CA	++	++	++	3.6 b	0.6 a	1.7 a	0.8 a	1.1 a	0.7 a	1.5 a
Sainte-Marie V	4.6 b	**	++	3.5 b	1.3 a	1.3 a	0.8 a	1.8 b	0.9 a	2.0 a
Thetford Mines CA	-0.9 b	6.2 b	0.5 b	++	1.7 a	1.1 a	2.3 a	1.5 a	1.2 a	1.3 a

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1.1.1_5 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Baie-Comeau CA	1.3 c	7.3 c	2.4 b	5.8 b	3.3 b	3.8 b	3.0 c	2.2 c	2.8 b	4.4 b
Zone 1 - Mingan Sector	0.0 c	7.0 c	2.2 b	4.8 b	2.5 b	2.8 b	1.7 c	0.8 c	2.1 b	3.5 b
Zone 2 - Marquette Sector	6.1 c	8.6 c	2.6 c	7.0 c	4.1 b	4.7 b	4.4 c	3.9 c	3.8 b	5.4 b
Sept Îles CA	0.0 c	6.3 b	1.1 c	3.1 c	0.6 c	1.3 c	0.2 c	0.9 c	0.6 c	2.2 c

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1.1.2_5 Private Apartment Average Rents ($) by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Baie-Comeau CA	392 c	400 c	481 b	498 b	595 b	597 b	657 c	660 c	561 b	565 b
Zone 1 - Mingan Sector	389 c	407 c	497 b	520 b	612 b	629 b	670 c	680 c	573 b	584 b
Zone 2 - Marquette Sector	398 c	372 c	463 c	471 c	573 b	565 b	642 c	637 c	546 b	543 b
Sept Îles CA	464 c	499 c	549 c	554 c	653 c	670 c	687 c	718 c	614 c	632 c

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
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1.1.3_5 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Baie-Comeau CA	80	65	449	465	618	609	248	245	1,395	1,384
Zone 1 - Mingan Sector	64	53	249	257	312	310	135	127	760	747
Zone 2 - Marquette Sector	16	12	200	208	306	299	113	118	635	637
Sept Îles CA	209	209	712	708	1,047	1,046	465	470	2,433	2,433

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1.1.4_5 Private Apartment Availability Rates (%) by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Baie-Comeau CA	1.3 c	7.3 c	2.9 b	6.7 c	3.4 b	4.7 c	3.4 c	3.7 c	3.2 b	5.3 c
Zone 1 - Mingan Sector	0.0 b	7.0 c	3.2 c	6.0 c	2.5 b	3.6 b	1.7 c	1.6 c	2.4 c	4.4 b
Zone 2 - Marquette Sector	6.1 c	8.6 d	2.6 c	7.6 c	4.4 b	5.8 b	5.3 b	**	4.1 c	6.5 c
Sept Îles CA	0.0 b	6.8 c	1.1 a	3.6 c	0.6 a	1.3 a	0.2 a	0.9 a	0.6 a	2.3 c

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Baie-Comeau CA	2.1 c	**	4.4 c	1.7 c	2.1 c	++	3.8 c	++	2.9 b	1.0 c
Zone 1 - Mingan Sector	**	**	5.1 c	++	0.9 c	++	1.3 c	++	2.3 c	1.6 c
Zone 2 - Marquette Sector	2.8 c	-3.8 c	3.5 c	2.8 c	3.2 c	++	**	++	3.6 c	++
Sept Îles CA	5.2 b	8.2 b	6.5 b	2.5 b	4.8 b	3.4 b	5.9 b	3.8 b	4.8 a	3.2 b

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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1.1.1_6 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Gaspé V	3.1 a	9.4 a	5.7 a	7.8 a	3.0 a	4.4 a	7.6 a	6.8 a	4.7 a	6.2 a
Les Îles-de-la-Madeleine MÉ	**	**	9.0 c	10.5 c	4.7 a	6.5 a	**	0.0 a	6.7 c	8.2 b
Matane CA	4.7 a	7.6 b	5.2 b	4.9 c	3.2 b	3.7 b	2.3 a	1.1 a	3.9 a	4.2 a
Rimouski CA	7.0 a	4.5 a	1.7 c	2.7 c	4.5 a	4.2 a	5.2 a	4.7 a	4.0 a	3.8 a
Rivière-du-Loup CA	**	12.5 a	7.0 b	8.2 b	4.4 a	4.9 a	4.0 a	3.7 b	5.0 a	5.8 a

The following letter codes are used to indicate the reliability of the estimates:

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_6 Private Apartment Average Rents ($) by Bedroom Type Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Gaspé V	383 a	390 a	463 a	468 a	550 a	562 a	600 a	603 a	525 a	533 a
Les Îles-de-la-Madeleine MÉ	**	**	521 c	551 c	575 a	598 a	715 a	755 a	557 a	587 a
Matane CA	394 a	393 a	448 a	458 a	543 a	557 a	588 a	596 a	502 a	513 a
Rimouski CA	448 a	458 a	505 a	532 a	640 a	680 a	700 a	713 a	590 a	619 a
Rivière-du-Loup CA	357 a	356 a	427 a	434 a	572 a	581 a	607 a	619 a	538 a	547 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_6 Number of Private Apartment Units in the Universe by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Gaspé V	34	33	192	192	274	282	119	118	619	625
Les Îles-de-la-Madeleine MÉ	1	2	96	115	135	153	11	15	243	285
Matane CA	142	154	478	469	642	620	171	191	1,433	1,434
Rimouski CA	579	595	1,434	1,450	2,355	2,377	662	703	5,030	5,125
Rivière-du-Loup CA	245	157	513	528	1,683	1,688	367	371	2,808	2,744

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_6 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Gaspé V	3.1 a	9.4 c	5.7 a	7.8 a	3.0 a	4.4 a	7.6 b	7.7 a	4.7 a	6.3 a
Les Îles-de-la-Madeleine MÉ	**	**	9.0 c	10.5 b	6.5 c	8.2 c	**	0.0 a	7.8 c	9.1 b
Matane CA	4.7 c	7.6 b	5.2 b	4.9 b	3.3 b	3.7 b	2.9 b	1.1 a	4.0 a	4.2 a
Rimouski CA	7.0 c	4.5 d	1.8 c	2.8 c	4.9 d	4.2 c	5.2 d	4.7 d	4.3 c	3.9 c
Rivière-du-Loup CA	**	12.5 d	7.9 b	8.6 b	4.7 c	5.2 a	4.0 b	4.0 b	5.3 a	6.1 a

The following letter codes are used to indicate the reliability of the estimates:
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1.1.5_6 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Gaspé V	1.1 a	**	2.3 a	0.6 a	2.4 a	1.0 a	1.8 a	1.0 a	1.7 a	0.9 a
Les Îles-de-la-Madeleine MÉ	**	**	++	**	1.9 b	0.8 a	**	**	1.1 a	0.9 a
Matane CA	2.2 a	++	2.2 a	1.5 a	1.1 a	2.2 a	3.4 a	0.5 a	1.6 a	1.7 a
Rimouski CA	++	**	++	++	++	++	++	++	++	**
Rivière-du-Loup CA	-1.3 a	1.8 a	**	1.6 a	1.2 a	0.8 a	1.1 a	1.8 a	1.3 a	1.1 a

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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1.1.1_7 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Alma CA	13.8 b	**	4.7 b	13.3 b	4.3 b	4.5 b	2.8 b	3.5 b	4.2 b	5.9 b
Zone 1 - Alma South	16.1 b	**	3.4 b	15.4 b	4.1 b	4.0 b	2.1 b	2.9 b	3.8 b	5.7 b
Zone 2 - Alma North	**	**	6.1 b	11.1 b	4.6 b	5.1 b	3.7 b	4.3 b	4.7 b	6.1 b
Dolbeau-Mistassini CA	16.6 b	**	7.9 b	5.3 b	3.5 b	6.2 b	2.3 b	5.6 b	4.4 b	6.5 b
Zone 1 - Dolbeau	11.0 b	**	6.1 b	3.8 b	4.4 b	7.7 b	1.8 b	8.3 b	4.5 b	7.6 b
Zone 2 - Mistassini	**	**	12.9 b	9.4 b	1.6 b	3.1 b	3.4 b	0.0 b	4.2 b	4.2 b
Roberval V	12.8 b	11.8 b	2.8 b	6.3 b	4.2 b	3.2 b	9.1 b	**	4.8 b	3.8 b
Saint-Félicien V	4.5 b	0.0 b	1.0 b	1.9 b	5.0 c	1.1 b	3.2 b	1.3 b	3.8 b	1.2 b

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1.1.2_7 Private Apartment Average Rents ($) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Alma CA	326 b	332 b	392 b	395 b	489 b	499 b	524 b	535 b	480 b	487 b
Zone 1 - Alma South	331 b	341 b	394 b	392 b	520 b	529 b	539 b	550 b	505 b	510 b
Zone 2 - Alma North	**	**	390 b	399 b	453 b	464 b	502 b	513 b	451 b	460 b
Dolbeau-Mistassini CA	283 b	284 b	353 b	359 b	441 b	446 b	467 b	479 b	425 b	431 b
Zone 1 - Dolbeau	278 b	274 b	363 b	371 b	465 b	472 b	487 b	502 b	444 b	452 b
Zone 2 - Mistassini	**	**	327 b	330 b	390 b	392 b	427 b	437 b	384 b	388 b
Roberval V	317 b	354 b	379 b	387 b	464 b	475 b	552 b	539 b	458 b	463 b
Saint-Félicien V	356 b	357 b	389 b	396 b	484 b	491 b	529 b	584 b	465 b	482 b

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1.1.3_7 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Alma CA	21	20	284	286	1,178	1,182	372	367	1,855	1,855
Zone 1 - Alma South	18	18	160	163	634	641	192	189	1,004	1,011
Zone 2 - Alma North	3	2	124	123	544	541	180	178	851	844
Dolbeau-Mistassini CA	12	12	114	118	381	368	86	90	593	588
Zone 1 - Dolbeau	9	9	83	86	254	241	57	61	403	397
Zone 2 - Mistassini	3	3	31	32	127	127	29	29	190	191
Roberval V	8	8	120	110	302	313	79	81	509	512
Saint-Félicien V	21	21	111	111	295	289	66	78	493	499

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1.1.4_7 Private Apartment Availability Rates (%) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Alma CA	13.8 a	**	5.2 b	14.0 a	4.5 b	4.7 b	3.1 c	3.8 c	4.5 b	6.2 a
Zone 1 - Alma South	16.1 a	**	3.4 b	15.4 a	4.3 b	4.0 b	2.7 c	2.9 c	4.0 b	5.7 a
Zone 2 - Alma North	**	**	7.1 b	12.5 a	4.8 b	5.5 b	3.7 d	5.0 d	5.0 b	6.7 b
Dolbeau-Mistassini CA	16.6 a	**	7.9 a	5.3 a	3.5 a	6.2 a	2.3 a	5.6 a	4.4 a	6.5 a
Zone 1 - Dolbeau	11.0 a	**	6.1 a	3.8 a	4.4 a	7.7 a	1.8 a	8.3 a	4.5 a	7.6 a
Zone 2 - Mistassini	**	**	12.9 a	9.4 a	1.6 a	3.1 a	3.4 a	0.0 a	4.2 a	4.2 a
Roberval V	12.8 a	11.8 a	2.8 b	6.3 a	4.2 b	3.2 b	9.1 d	**	4.8 a	3.8 b
Saint-Félicien V	4.5 a	0.0 a	1.0 a	1.9 b	5.0 c	1.1 a	3.2 c	1.3 a	3.8 b	1.2 a

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1.1.5_7 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Alma CA	-4.6 d	**	2.2 c	2.2 c	1.5 b	1.0 b	++	1.2 b	1.6 b	1.1 b
Zone 1 - Alma South	++	**	1.5 c	1.8 c	1.3 c	0.5 b	2.4 c	0.8 c	1.4 c	0.7 b
Zone 2 - Alma North	**	**	**	2.6 c	1.8 c	1.6 c	++	**	1.8 b	1.5 b
Dolbeau-Mistassini CA	++	5.0 d	++	0.6 b	1.1 a	1.3 a	1.5 a	1.4 a	0.8 a	0.9 a
Zone 1 - Dolbeau	**	**	++	1.4 c	1.2 b	1.7 b	1.3 c	++	0.7 b	1.0 b
Zone 2 - Mistassini	**	**	0.6 a	-0.6 b	1.0 a	0.4 b	1.8 b	2.8 b	0.9 a	0.7 b
Roberval V	**	**	4.3 d	2.8 c	3.2 b	0.7 b	5.4 c	++	3.3 b	1.7 b
Saint-Félicien V	++	++	4.6 c	1.2 b	2.0 b	1.9 b	2.5 c	**	2.4 a	1.8 b

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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1.1.1_8 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Joliette CA	**	13.4 d	7.0 b	7.3 b	2.8 c	4.5 b	4.0 d	2.5 c	4.1 b	5.1 b
Joliette	**	14.5 d	8.5 b	8.9 b	4.4 c	6.8 b	6.3 d	3.3 c	6.1 b	7.1 b
St-Charles-Borromée/N.-D.-des-Pr	**	0.0 a	4.0 d	3.4 d	1.4 a	2.6 c	0.3 a	**	1.6 c	2.5 b
Lachute CA	6.5 d	10.5 d	11.9 d	7.9 c	7.1 d	7.0 c	8.6 d	5.4 d	8.5 d	7.2 c
Mont-Laurier V	6.0 c	5.5 c	7.9 b	6.5 b	4.1 b	2.8 b	3.3 c	3.3 c	5.5 b	4.3 b
Prévost V	**	0.0 a	**	1.6 c	**	**	0.0 a	0.0 a	**	1.5 c
Rawdon MÉ	0.0 a	**	2.3 b	5.1 d	2.1 b	0.5 b	3.7 c	0.0 a	2.3 b	1.5 c
Saint-Agathe-des-Monts V	**	**	5.7 b	7.5 c	7.7 c	4.0 d	3.8 d	**	6.9 b	5.5 c
Saint-Lin--Laurentides V	14.1 d	**	**	8.6 d	4.2 b	7.5 c	**	0.0 a	4.4 b	7.2 d
Sainte-Adèle V	**	**	4.4 c	2.3 c	4.5 c	9.5 d	6.8 d	2.6 c	5.8 c	7.1 d
Sainte-Sophie MÉ	**	**	0.0 a	**	0.0 a	2.5 c	**	0.0 a	1.4 a	1.8 c

The following letter codes are used to indicate the reliability of the estimates:
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1.1.2_8 Private Apartment Average Rents ($) by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Joliette CA	439 a	439 a	488 a	495 a	629 a	631 a	686 a	690 a	604 a	607 a
Joliette	440 a	440 a	482 a	480 a	611 a	607 a	706 a	724 a	588 a	587 a
St-Charles-Borromée/N.-D.-des-Pr	430 b	436 b	503 a	533 a	646 a	651 a	654 b	638 a	625 a	632 a
Lachute CA	412 a	409 a	459 a	477 a	573 a	587 a	604 a	631 a	542 a	556 a
Mont-Laurier V	371 a	377 a	424 a	425 a	517 a	522 a	567 a	575 a	477 a	485 a
Prévost V	**	**	534 a	515 a	780 b	756 b	901 b	839 b	724 a	697 b
Rawdon MÉ	381 b	395 d	436 a	450 a	570 a	595 a	647 a	616 b	549 a	562 a
Saint-Agathe-des-Monts V	433 b	402 a	478 a	491 a	582 a	636 a	711 a	715 a	561 a	597 a
Saint-Lin--Laurentides V	451 a	**	467 a	509 a	659 a	699 a	731 b	756 a	631 a	680 a
Sainte-Adèle V	405 b	431 b	517 a	509 a	618 a	624 a	652 a	678 a	581 a	593 a
Sainte-Sophie MÉ	**	**	490 a	472 a	532 b	650 a	822 b	755 a	557 a	619 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
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1.1.3_8 Number of Private Apartment Units in the Universe by Bedroom Type
Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Joliette CA	214	229	999	1,000	3,018	3,086	902	900	5,133	5,215
Joliette	189	205	723	719	1,419	1,444	549	548	2,880	2,916
St-Charles-Borromée/N.-D.-des-Pr	25	24	276	281	1,599	1,642	353	352	2,253	2,299
Lachute CA	46	39	223	261	518	542	131	137	918	979
Mont-Laurier V	91	90	380	386	486	500	135	141	1,092	1,117
Prévost V	2	5	30	48	79	116	32	43	143	212
Rawdon MÉ	15	13	88	92	238	324	60	57	401	486
Saint-Agathe-des-Monts V	25	35	231	226	409	562	99	97	764	920
Saint-Lin--Laurentides V	7	6	75	84	386	649	72	80	540	819
Sainte-Adèle V	39	29	183	190	303	329	88	88	613	636
Sainte-Sophie MÉ	4	4	15	16	40	99	11	12	70	131

** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_8 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Joliette CA	**	13.4 d	7.0 b	7.4 b	2.9 b	4.7 b	4.0 d	3.6 d	4.2 b	5.4 c
Joliette	**	14.5 d	8.5 b	9.1 b	4.6 c	7.1 b	6.3 c	4.3 d	6.2 b	7.6 b
St-Charles-Borromée/N.-D.-des-Pr	**	0.0 d	4.0 d	3.4 d	1.4 a	2.6 c	0.3 b	**	1.6 c	2.7 b
Lachute CA	6.5 a	10.5 d	13.2 a	7.9 a	9.5 a	7.2 a	9.4 a	6.2 b	10.2 a	7.4 a
Mont-Laurier V	9.7 c	**	8.2 b	6.8 b	4.3 b	3.0 b	3.3 c	4.1 c	6.0 c	4.7 b
Prévost V	**	0.0 a	**	1.6 c	**	**	0.0 a	0.0 a	**	1.5 d
Rawdon MÉ	0.0 a	**	2.3 a	**	2.1 c	1.5 d	7.3 c	0.0 a	2.9 b	2.4 c
Saint-Agathe-des-Monts V	**	**	8.2 b	9.9 c	8.7 c	4.9 d	5.0 d	**	8.4 b	6.7 b
Saint-Lin--Laurentides V	14.1 c	**	**	8.6 b	6.4 b	7.7 c	5.1 c	0.0 a	6.4 b	7.4 b
Sainte-Adèle V	**	**	4.9 c	3.1 d	6.0 b	11.5 c	7.9 c	**	6.8 b	9.1 b
Sainte-Sophie MÉ	**	**	0.0 a	**	**	2.5 c	**	0.0 a	2.9 c	1.8 c

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_8 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Joliette CA	2.5 c	1.6 c	2.1 c	++	1.8 c	2.2 c	2.0 c	++	1.8 c	1.2 c
Joliette	2.7 c	1.5 c	**	++	++	3.3 c	2.2 c	++	1.4 c	1.4 c
St-Charles-Borromée/N.-D.-des-Pr	**	++	2.7 c	++	2.6 c	++	++	++	2.4 c	1.0 c
Lachute CA	3.3 c	-1.4 c	2.8 c	2.3 c	1.1 c	1.5 c	1.1 c	1.3 c	1.7 c	1.4 c
Mont-Laurier V	3.6 c	2.0 c	0.7 c	1.4 c	0.7 c	1.8 c	1.3 c	1.2 c	1.3 c	1.4 c
Prévost V	**	**	**	3.3 c	2.3 c	++	**	1.1 c	++	++
Rawdon MÉ	**	**	**	++	2.5 c	++	**	3.9 c	**	++
Saint-Agathe-des-Monts V	-	++	-	++	-	++	-	++	-	++
Saint-Lin--Laurentides V	**	**	**	++	**	++	++	3.7 c	4.5 c	1.4 c
Sainte-Adèle V	++	++	++	3.3 c	1.8 c	1.6 c	++	**	++	1.5 c
Sainte-Sophie MÉ	**	**	3.8 c	**	2.6 c	++	++	0.9 c	2.7 c	++

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
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1.1.1_9 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Cowansville CA	5.5 d	**	9.0 d	4.0 d	5.8 d	2.9 d	5.7 d	4.1 d	6.5 d	3.5 d
Granby CA	**	**	5.8 d	3.5 d	3.2 d	2.3 d	**	**	3.8 d	3.0 d
Marieville V	10.0 d	**	6.8 d	5.0 d	3.5 d	1.0 d	3.7 d	0.0 d	4.8 d	2.3 d
Saint-Hyacinthe CA	15.0 d	12.7 d	3.6 d	5.3 d	1.5 d	3.2 d	3.8 d	4.2 d	3.1 d	4.4 d
Saint-Jean-sur-Richelieu CA	**	**	1.8 d	3.2 d	3.0 d	3.4 d	1.7 d	1.9 d	2.6 d	3.1 d
Zone 1 - Saint-Jean	**	**	1.9 d	3.3 d	3.2 d	3.8 d	**	**	2.7 d	3.5 d
Zone 2 - Iberville	**	**	**	**	**	2.7 d	**	0.0 d	2.7 d	2.1 d
Zone 3 - Saint-Luc	**	**	0.0 d	0.0 d	**	**	**	**	**	1.9 d
Salaberry-de-Valleyfield CA	**	**	4.0 d	3.5 d	4.0 d	4.1 d	**	4.2 d	3.7 d	3.8 d
Sorel-Tracy CA	13.1 d	18.9 d	7.1 d	9.7 d	4.7 d	5.2 d	4.6 d	2.3 d	5.4 d	6.1 d
Zone 1 - Sorel	**	**	10.9 d	13.2 d	4.5 d	5.4 d	1.3 d	0.0 d	5.2 d	6.8 d
Zone 2 - Peripheral Sectors	18.0 d	17.4 d	4.6 d	6.5 d	5.0 d	5.0 d	5.6 d	2.9 d	5.5 d	5.4 d

The following letter codes are used to indicate the reliability of the estimates:
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1.1.2_9 Private Apartment Average Rents ($) by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Cowansville CA	374 a	378 a	439 a	457 a	558 a	588 a	607 a	624 a	535 a	564 a
Granby CA	402 b	422 b	504 a	532 a	611 a	625 a	700 a	733 a	591 a	610 a
Marieville V	465 a	470 a	509 a	485 b	598 a	643 a	660 a	622 a	574 a	605 a
Saint-Hyacinthe CA	446 a	438 a	490 a	509 a	588 a	604 a	649 a	678 a	575 a	591 a
Saint-Jean-sur-Richelieu CA	554 b	442 a	594 a	503 a	630 a	631 a	699 a	677 a	639 a	612 a
Zone 1 - Saint-Jean	557 b	442 a	603 a	505 a	629 a	622 a	684 a	657 a	632 a	594 a
Zone 2 - Iberville	**	**	455 a	459 a	583 a	594 a	693 b	645 a	587 a	587 a
Zone 3 - Saint-Luc	**	**	**	551 a	688 a	719 a	744 a	742 a	716 a	726 a
Salaberry-de-Valleyfield CA	427 a	457 a	463 a	487 a	596 a	599 a	636 a	651 a	562 a	573 a
Sorel-Tracy CA	359 a	360 a	438 a	452 a	526 a	541 a	589 a	598 a	513 a	527 a
Zone 1 - Sorel	327 b	355 b	429 a	446 a	526 a	550 a	584 a	640 a	512 a	535 a
Zone 2 - Peripheral Sectors	365 a	362 a	444 a	457 a	527 a	527 a	591 a	587 a	514 a	518 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
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1.1.3_9 Number of Private Apartment Units in the Universe by Bedroom Type
Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Cowansville CA	51	43	401	404	892	901	399	409	1,743	1,757
Granby CA	348	340	1,978	1,946	4,515	4,557	908	918	7,749	7,761
Marieville V	45	48	163	154	435	445	92	96	735	743
Saint-Hyacinthe CA	387	397	1,559	1,615	3,425	3,470	1,319	1,361	6,690	6,843
Saint-Jean-sur-Richelieu CA	331	291	1,579	1,414	4,430	4,358	2,029	2,029	8,369	8,092
Zone 1 - Saint-Jean	323	283	1,486	1,317	3,271	3,204	1,364	1,374	6,444	6,178
Zone 2 - Iberville	5	5	77	78	560	568	170	164	812	815
Zone 3 - Saint-Luc	3	3	16	19	599	586	495	491	1,113	1,099
Salaberry-de-Valleyfield CA	106	124	591	587	1,288	1,256	326	345	2,311	2,312
Sorel-Tracy CA	77	75	574	578	1,934	1,985	359	359	2,944	2,997
Zone 1 - Sorel	22	22	226	249	1,103	1,179	80	85	1,431	1,535
Zone 2 - Peripheral Sectors	55	53	348	329	831	806	279	274	1,513	1,462

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_9 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Cowansville CA	5.5 c	**	9.0 c	4.3 c	5.9 c	3.1 b	5.7 c	4.8 b	6.6 c	3.8 c
Granby CA	**	**	**	3.9 c	3.3 c	2.7 c	2.2 c	**	4.2 c	3.4 c
Marieville V	10.0 c	**	6.8 c	5.0 d	3.8 c	1.0 b	3.7 c	0.0 a	5.0 b	2.3 b
Saint-Hyacinthe CA	15.0 d	12.7 d	3.6 c	5.3 d	1.5 c	3.2 d	3.8 c	4.4 d	3.1 c	4.4 d
Saint-Jean-sur-Richelieu CA	**	**	2.5 c	3.2 c	3.5 c	3.7 d	1.7 c	1.9 c	2.9 c	3.3 c
Zone 1 - Saint-Jean	**	**	2.6 b	3.3 c	3.8 d	4.2 c	**	**	3.2 c	3.7 c
Zone 2 - Iberville	**	**	**	**	**	2.7 c	**	0.0 a	2.7 c	2.1 c
Zone 3 - Saint-Luc	**	**	0.0 a	0.0 a	**	**	**	**	**	1.9 c
Salaberry-de-Valleyfield CA	**	**	4.0 c	4.8 d	4.0 d	4.1 c	**	4.2 d	3.7 c	4.1 c
Sorel-Tracy CA	13.1 c	18.9 d	7.3 c	9.7 d	4.9 c	5.2 c	4.9 c	2.3 b	5.6 c	6.1 c
Zone 1 - Sorel	**	**	11.4 d	13.2 d	4.6 c	5.4 c	1.3 a	0.0 a	5.4 c	6.8 c
Zone 2 - Peripheral Sectors	18.0 d	17.4 d	4.6 c	6.5 c	5.4 c	5.0 c	6.0 c	2.9 b	5.8 c	5.4 c

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1.1.5_9 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Cowansville CA	**	++	1.0	1.1	2.5	0.5	2.5	**	2.4	0.8
Granby CA	**	0.6	1.0	2.6	1.9	++	1.7	1.5	2.0	1.2
Marieville V	-	++	-	++	-	3.0	-	1.2	-	**
Saint-Hyacinthe CA	3.6	++	++	3.5	3.1	++	3.0	**	2.3	1.8
Saint-Jean-sur-Richelieu CA	**	1.0	4.6	++	2.4	++	**	++	2.8	++
Zone 1 - Saint-Jean	**	1.0	4.4	++	2.6	++	++	++	3.4	++
Zone 2 - Iberville	**	**	**	++	2.7	2.0	1.5	++	2.6	1.6
Zone 3 - Saint-Luc	**	**	**	**	++	0.8	++	++	++	1.0
Salaberry-de-Valleyfield CA	**	**	**	**	++	**	++	++	++	**
Sorel-Tracy CA	2.1	1.0	1.9	1.7	1.2	1.5	2.0	0.7	1.5	1.5
Zone 1 - Sorel	**	++	**	2.8	0.8	2.6	3.0	**	0.9	2.4
Zone 2 - Peripheral Sectors	2.4	1.3	2.1	1.1	1.8	++	1.8	++	2.0	0.7

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_10 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
La Tuque City	0.0	**	14.1	17.5	6.4	8.8	3.8	7.6	8.1	11.0
Shawinigan CA	**	**	14.3	11.7	9.0	7.3	6.6	5.6	9.4	7.9
Zone 1-Downtown	**	**	5.8	**	10.0	**	1.7	4.7	6.5	**
Zone 2-Northeastern Sector	**	5.8	**	13.6	14.3	9.0	12.3	**	14.4	9.0
Zone 3-Shawinigan-Sud	**	**	**	10.1	4.6	3.8	**	5.9	**	5.6
Zone 4-Grand-Mère/Saint-Georges	**	**	**	13.1	3.4	5.6	**	5.3	5.3	7.8

The following letter codes are used to indicate the reliability of the estimates:
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1.1.2_10 Private Apartment Average Rents ($) by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
La Tuque City	324	324	357	363	413	419	478	488	407	414
Shawinigan CA	305	322	365	376	454	464	488	485	447	451
Zone 1-Downtown	291	320	353	358	410	436	427	437	401	417
Zone 2-Northeastern Sector	346	318	367	369	399	395	459	465	410	409
Zone 3-Shawinigan-Sud	317	328	377	394	557	560	610	595	534	529
Zone 4-Grand-Mère/Saint-Georges	**	**	359	379	478	497	470	491	454	469

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
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1.1.3_10 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
La Tuque City	16	15	209	218	351	339	145	147	721	719
Shawinigan CA	74	83	899	903	2,643	2,718	1,357	1,333	4,973	5,037
Zone 1-Downtown	32	34	192	185	338	366	339	331	901	916
Zone 2-Northeastern Sector	20	20	282	290	1,093	1,102	485	493	1,880	1,905
Zone 3-Shawinigan-Sud	13	11	235	236	601	617	310	292	1,159	1,156
Zone 4-Grand-Mère/Saint-Georges	9	18	190	192	611	633	223	217	1,033	1,060

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.4_10 Private Apartment Availability Rates (%) by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
La Tuque City	0.0 a	**	14.1 a	17.9 a	6.4 a	9.4 a	3.8 a	9.0 a	8.1 a	11.7 a
Shawinigan CA	**	**	15.7 d	11.7 c	9.9 b	7.4 b	8.0 b	5.7 b	10.5 c	7.9 b
Zone 1-Downtown	**	**	**	**	10.7 d	**	4.3 c	4.7 d	8.0 c	**
Zone 2-Northeastern Sector	**	5.8 c	**	13.6 d	14.7 c	9.0 c	12.7 d	**	15.0 d	9.1 c
Zone 3-Shawinigan-Sud	**	**	**	10.1 d	**	4.1 d	**	5.9 d	8.8 c	5.8 c
Zone 4-Grand-Mère/Saint-Georges	**	**	17.4 d	13.1 d	4.6 c	5.6 c	3.2 d	5.3 d	6.5 c	7.8 b

The following letter codes are used to indicate the reliability of the estimates:
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1.1.5_10 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
La Tuque City	1.7 c	-0.6 c	2.1 a	1.5 c	1.2 a	1.5 c	1.2 a	0.6 c	1.6 a	1.3 c
Shawinigan CA	++	++	++	1.2 c	1.9 c	1.8 c	++	2.7 c	1.2 c	1.7 c
Zone 1-Downtown	++	**	++	++	**	++	++	3.9 c	**	2.6 c
Zone 2-Northeastern Sector	**	**	++	++	**	**	++	++	1.6 c	1.5 c
Zone 3-Shawinigan-Sud	**	++	++	**	++	++	-1.0 c	3.4 c	++	++
Zone 4-Grand-Mère/Saint-Georges	**	**	++	2.9 c	++	2.6 c	++	4.6 c	++	2.2 c

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
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4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Québec - October 2014

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-13	Oct-14	Oct-13	Oct-14
Montréal CMA	2.7 a	3.4 b	2.8 a	3.4 a
Québec CMA	5.9 a	3.2 b	2.3 a	3.1 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1]
Average Rents ($) by Bedroom Type
Québec - October 2014

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Montréal CMA	**	569 a	1,046 c	655 a	1,144 b	739 a	1,274 d	898 a
Québec CMA	**	534 a	900 d	648 a	1,070 b	775 a	1,116 d	898 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
Québec - October 2014

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Montréal CMA	**	**	1,003 b	1,046 b	1,121 b	1,144 b	1,261 d	1,274 d	1,124 b	1,146 b
Québec CMA	**	**	842 b	900 b	980 b	1,070 b	1,020 d	1,116 d	958 b	1,038 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Québec - October 2014

Condo Sub Area	Condominium Universe		Rental Units[1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Montréal CMA	141,673	158,389	17,198 a	21,105 a	12.1 a	13.3 a	2.7 a	3.4 b
Québec CMA	28,294	30,715	2,806 a	3,142 a	9.9 a	10.2 a	5.9 a	3.2 b

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Québec - October 2014

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Montréal CMA										
Single Detached	**	**	**	**	**	952 b	1,045 c	1,052 c	912 c	979 c
Semi detached, Row and Duplex	**	**	556 c	610 c	721 b	788 b	877 b	887 b	756 b	793 b
Other-Primarily Accessory Suites	**	**	529 c	**	685 b	779 b	814 c	**	634 b	732 b
Total	**	**	592 c	639 c	706 b	807 b	914 b	930 b	759 b	815 b
Québec CMA										
Single Detached	**	**	**	**	841 b	820 b	984 c	972 c	911 c	971 c
Semi detached, Row and Duplex	**	**	662 c	570 c	629 b	688 b	808 b	784 b	715 b	708 b
Other-Primarily Accessory Suites	**	**	529 c	556 c	667 b	651 b	713 b	**	615 b	626 b
Total	**	**	613 c	679 c	681 b	696 b	870 b	860 b	733 b	749 b

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Québec - October 2014

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-13	Oct-14
Montréal CMA		
Single Detached	19,648 b	20,129 b
Semi detached, Row and Duplex	72,796 a	72,550 b
Other-Primarily Accessory Suites	22,303 b	21,152 b
Total	114,748	113,831
Québec CMA		
Single Detached	5,363 b	**
Semi detached, Row and Duplex	8,523 a	9,487 b
Other-Primarily Accessory Suites	7,261 b	6,154 b
Total	21,147	20,814

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while – indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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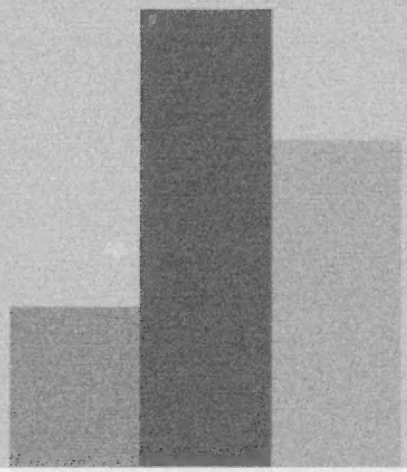

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
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